

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 938-4966

Project Name: Tim O'Connor/Town & Country
Industries

Case #: 25-R-01

Date: April 24,2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA if any construction crane or equipment will exceed approximately 55 feet in height.
- 2) A copy of the FAA form will be provided at the meeting.

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Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Tim O'Connor/Town & Country
Industries

Case #: 25-R-01

Date: April 24, 2001

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Tim O'Connor/Town & Country Ind.

Case #: 25-R-01

Date: April 24, 2001

Comments:

Engineering Comments will be available at the DRC Meeting.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Town and Country Industries

Case #: 25-R-01

Date: 4-19-01

Comments:

- 1) 104.2 of SFBC code applies to additions. The new and existing building will require fire sprinkler system once the total building area is over 20, 000 sq ft.
- 2) Flow test required.
- 3) Show fire main, hydrant and FDC civil plan.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Tim O'Connor
Town & Country Industries

Case #: 25-R-01

Date: April 24, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Tim O'Connor/ Town & Country
Industries

Case #: 25-R-01

Date: 4/24/01

Comments:

The following is a revision to previously submitted comments. These comments are based on the plan dated 3/22/01.

1. Landscape plan needs to be of a scale of at least 1" = 30".
2. Site plan and landscape plan do not match in certain respects.
3. The required number of vehicular use area trees is based on the gross V.U.A., which is apparently is 102, 603 sq. ft. Therefore, the calculation list is in error; there are 103 trees required, not 21. Revise plan and calculations as required.
4. Make sure that trees have at least an 8' wide planting area. Show existing conditions on adjacent property to north.
5. Provide the calculations for V.U.A. interior landscape area; which is 30 square ft. per interior space.
6. All landscape areas to be protected from vehicular encroachment (show wheelstops).
7. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
8. Show the fence on the landscape plan, and the landscape requirements when a fence is adjacent to a street. These would be "continuous hedge or shrub, and a tree, which may be standard or flowering, for every 20' of fence".

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Division: Planning

Member: Kevin Erwin
627-6534

Project Name: Town & Country

Case #: 25-R-00

Date: April 24, 2001

Comments:

1. Provide a floor plan indicating the breakdown of office and warehouse, provide dimensions for same.
2. The site plan indicates an area in the southwest corner of the property that is fenced and used for parking but is not part of Town and Country's property. Provide a copy of the off street parking agreement for this area.
3. Discuss location of Handicap parking spaces with Zoning and Engineering Reps.
4. Clearly indicate the handicapped accessible routes on the site plan.
5. There appear to be discrepancies between the site plan and landscape plan. Discuss these with the Landscape Rep.
6. Provide a narrative outlining any and all of the parking reduction criteria in Sec 47-20.3.A.5 that this application meets and provide justification for the requested reduction based upon those criteria which apply.
7. Discuss use of the three parking spaces closest to the dumpster, they do not appear to meet code requirements.
8. Outdoor storage of goods or materials must be screened by a wall as per Sec. 47-19.9 . Outdoor storage areas must meet paving and drainage requirements as provided in Sec. 47-20.
9. Additional comments may be forthcoming at the DRC meeting.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Tim O'Connor/Town & Country
Industries

Case #: 25-R-01

Date: April 24, 2001

Comments:

1. No comments

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Division: Police

Member: Det. C. Cleary- Robitaille
759-6419, 759-6400 (Main number)

Project Name: Town & Country Ind.

Case #: 25-R-01

Date: 4-24-01

Comments:

Intrusion detection system is recommended.

Warehouse doors should have a secondary locking system.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Tim O'Connor/ Town & Country
Industries

Case #: 25-R-01

Date: 4/24/01

Comments:

1. Provide a copy of the cross access agreement for the eight (8) parking spaces located on the adjacent property in accordance with section 47-20.18.
2. Discuss stacking and site circulation with Engineering and Planning representative.
3. Located handicap parking spaces closer to the building entrance.
4. Additional comments may be discussed at DRC meeting.

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